

**Joint City-County Planning Commission
of
Barren County, Kentucky**

October 20th, 2025

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, October 20th, 2025, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm called the meeting to order and called for a roll call of members.

The following Commission Members were present:

Eddie Atnip	Joan Norris
Joe Austin	David Rutherford (Zoom)
Lewis Bauer	Janis Turner
Bobby Bunnell	Maria Westcott
Tommy Gumm	Candy Wethington
Ricky Houchens	Forrest Wise

Thomas Grubbs was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Forrest Wise and was seconded by Candy Wethington to approve the meeting minutes for September 15th. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The Invoices were presented for payment.

A motion was made by Eddie Atnip and was seconded by Lewis Bauer to approve the invoices as presented. Motion carried unanimously.

Agenda Item # 3 – Committee Report

There were no active Committee Reports for the October meeting.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Report for the period ending on October 20th, 2025.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report. He stated that there will be a continuing education conference in Owensboro on Friday, October 24th.

II. PUBLIC HEARING:**1. 102025-01-B – Text Amendment – Amendment to the Barren County Subdivision Regulations – Articles 2 and 5 (Incorporating County Ordinance Number 25-965) – Barren County**

Chairman Gumm opened a public hearing and served as the officer.

Chairman Gumm reminded the Commission that findings in fact must be in accordance with KRS 100.211-213 for Text Amendments.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the Text Amendment have been sent out, including advertisements in the local newspaper, and posts on the Commission’s website and facebook page.

Mr. Myatt presented the proposed Text Amendment.

Chairman Gumm asked if anyone in the audience wanted to speak in favor of the proposed Text Amendment.

Nobody spoke in favor of the proposed Text Amendment.

Chairman Gumm asked if anyone in the audience wanted to speak in opposition of the proposed Text Amendment.

Nobody spoke in opposition of the proposed Text Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and was seconded by Forrest Wise to approve the proposed Text Amendment to the Barren County Subdivision Regulations as presented. Motion carried unanimously.

III. SUBDIVISION:**1. 102025-02-B – Pre-Subdivision Variance Application – Shawn Simmons, Owner / Applicant – 291 Jimtown Terrace Road – Ten (10’) Feet to the One Hundred Twenty-Five (125’) foot Minimum Lot Width Requirement – Article 502.2.2 of the Barren County Subdivision Regulations – Barren County**

Staff Findings:

1. The applicant has filed a Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a Ten (10') foot variance to the One Hundred Twenty-Five (125') foot Minimum Lot Width Requirement, Article 502.2.2 of the Barren County Subdivision Regulations, for a proposed Tract.
3. Attachment B is a vicinity map showing the location of the subject property and property photos are shown in Attachment C.
4. As shown on the proposed plat, Attachment D, the proposed Tract will exceed the minimum lot size requirement of Twenty-Five Thousand (25,000²) square feet.
5. The applicant wishes to separate the property shown in Attachment B into two parcels. There are currently two (2) dwellings on the property and if the proposed lot width is One Hundred Twenty-Five (125') feet, it would encroach into the setback for the northernmost structure.

Kevin Myatt, Planning Director, presented the Variance Application and Staff Report.

A motion was made by Lewis Bauer and was seconded by Eddie Atnip to approve the Variance Application for Shawn Simmons, Owner / Applicant, for the property located at 291 Jimtown Terrace Road, because the Commission will take note that the structures are already existing upon the property that will be divided, and the existing lot will still be in excess of 25,000 square feet in satisfaction of the minimum lot requirements as it will not adversely affect the neighborhood characteristics. Motion carried unanimously.

2. 102025-01-G – Preliminary Plan Extension – Requesting an Extension of Preliminary Approval – Scenic Lake Apartments – Little T, LLC, Applicant / Owner(s) – Property located along Britthaven Drive and in the Fifteen Hundred Block of Cleveland Avenue (Hwy. 1297) – 1 Tract – 20.913 +/- Total Acres – Glasgow – Plans Prepared by Van Meter and Slavey

Staff Findings:

1. The development plans for Scenic Lake Apartments were given Preliminary Plan approval on September 18, 2023.
2. The development consists of approximately 20.913 acres and is located at the intersection of Britthaven Drive and Cleveland Avenue (KY 1297).
3. A motion was made by Bobby Bunnell and seconded by Joan Norris to approve the Preliminary Plan of Scenic Lake Apartments for Little T, LLC, Applicant/Owner, because the proposed development plan met the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff Findings* and

recommendations of approval with conditions and that a barrier must be built on slopes of less than 3:1. Motion unanimously carried.

* Staff's recommendation of approval of the Preliminary Development Plan was subject to the following conditions: adequate soil erosion and sedimentation control measures shown on the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water runoff to the surrounding developments.

4. Section 152.18(F)(1) of the Glasgow Development Ordinance states that Final Development Plans shall be submitted for Joint City-County Planning Commission (JCCPC) consideration within two years of the date of JCCPC action on a Preliminary Development Plan, otherwise, no further building permits shall be issued unless and until the plan is re-approved by the JCCPC.
5. To date no building permits have been sought for this development.
6. The applicant is requesting a one (1) year extension of the Preliminary Development Plans. This approval would allow the applicant to move grade and begin utility work assuming the proper state and local approvals have been obtained.

Kevin Myatt, Planning Director, presented the Application for the Preliminary Plan Extension.

A motion was made by Eddie Atnip and was seconded by Janis Turner to approve the Preliminary Plan Extension for Little T, LLC, Applicants / Owners, for the property located along Britthaven Drive and in the Fifteen Hundred Block of Cleveland Avenue (Hwy. 1297) for one year, with the stipulation that no further extensions will be granted unless the applicant submits a showing of extraordinary circumstances satisfactory to the Commission, as per the recommendation of Charlie Goodman, JCCPC Legal Counsel.

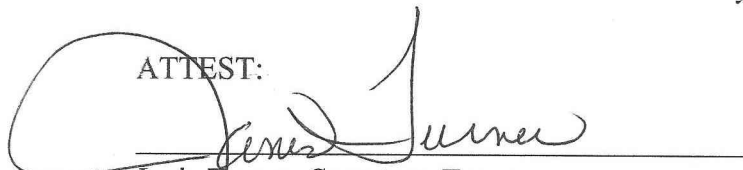
There being no further business to come before the Commission, upon the motion of Janis Turner, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 7:27 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF

BARREN COUNTY, KENTUCKY

By: 
Tommy Gunn, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer